

Realty Trust Review

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MARKET & STATISTICAL ISSUE PLUS YEAR-END SUPPLEMENT

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TRUST SHARES BEARING UP WELL UNDER THREAT OF RENEWED INFLATION

REIT share prices gained 3.8% during the past month, outperforming the 1.0% gain for the Dow-Jones Industrials and the 3.4% loss for the Dow Utilities. The month saw the Dow averages rise to a record closing 1051.70 on Jan. 11 before beginning a sharp slide that carried the averages down to 1018.81 on Jan. 22, our pricing date, and down still further to 1004.59 on Jan. 24, a total drop of 4.5%. Eight of nine REIT groups advanced during the month, led by a 5.8% advance by the equity trusts, besieged in recent months. The subordinated land trusts were hit hardest, falling 4.0% as the month's only decliner.

Fears of renewed inflation and rising money rates with a prime rate of 6¼% in prospect raise the serious question of how such movements would affect REITs. The conventional wisdom is that such movements would 1) narrow spreads between short-term borrowings and portfolio yields and squeeze profits while 2) the market would be demanding higher dividend yields. On the first point, most short-term trusts have absorbed 3%-3½% declines in portfolio yields already over the past 2½ years and have maintained earnings by increasing leverage. Most trusts now have tied anywhere from half to 90% of their loans to prime lending rates, so that rising money costs should be offset in large part by rising portfolio yield. The historic lag between these two rates has been shortened.

Surprisingly, and you can look it up, market yields for trust shares are not much different today than they were 2½ years ago, at the very bottom of the 1970 credit crunch. The 50 operating trusts then yielded 8.6% on market price; today the yield is 8.3%. To us this suggests the market risk is not great. Investors should concentrate upon trusts with sleeping-quality portfolios and proven originating power.

Largest gainers for the month were: *First Fidelity Inv.*, +23.3%; *GIT Realty*, +17.2%; *KMC Mortgage*, +16.8%; *First Wisconsin Mortgage*, +15.9%. Largest losers were: *Dominion Mtg.*, off 10.3%; *Pease & Elliman Realty*, off 8.1%; *Galbreath Mtg.*, off 7.0%, and *Berg Enter. Realty*, off 5.6%. During the month 19 REIT shares touched new 1972-3 highs and 2 reached new lows. In addition five warrants hit new highs and five touched new lows. The majority of new highs contrasted with the general list, where new lows predominated.

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TRUST SHARES GAINED MARKET STATURE BY OVERCOMING ADVERSITY IN 1972

Real estate trust shares weathered two major and several minor shocks during 1972 to end the saw-toothed year with new market respect. At year's end 34 REITs were listed on the NYSE and another 36 on the ASE. Block trades in the issues are coming with more frequency. If your objective is pure capital gains, REITs underperformed the market during the year. Our tallies for 103 REITs with full-year trading records show share prices up 6.73%, well below gains of 14.58% for the Dow-Jones Industrials and 15.6% for the S&P 500.

But the REIT's above-average dividend payout, averaging 9.22% on beginning prices for 92 REITs with full-year dividend records, brought overall REIT return for the year to 15.95%. In contrast dividends added only about 3.34% to the DJI and 4.00% to the S&P 500. Dividends per share annualized rose 13.9% for these REITs and earnings per share were up 15.6%, both numbers reflecting absorption of larger numbers of shares.

On a longer-term basis, 1972 was the first in which mortgage trusts failed to outperform the DJI on prices. Over the past six years, mortgage REITs have risen 324% and equity trusts 100% (as measured by the Paine Webber Index) while the DJI has risen 29.8% and the DJ Utilities declined 12.2%. For the 103 trusts with full-year trading, 65 advanced and 38 declined. The largest gainers and losers, showing both price change and overall return including dividends, were:

GAINERS			LOSERS		
	% Chng.	Inc.Div.		% Chng.	Inc.Div.
1. Dominion Mtg. & Rlty.	+117.1%	+135.0%	First Fidelity Inv.	-44.7%	-38.4%
2. First Wisconsin Mtg.	65.8	73.3	Cont. Ill. Realty	-27.0	-20.7
3. Builders Inv. Group	55.9	64.0	National Realty	-26.9	-25.4
4. Fidelity Mtg.	45.8	58.4	Cont. Ill. Prop.	-25.1	-20.8
5. Western Mortgage	44.0	55.7	REIT of America	-25.0	-18.7

Continuation of trust reviews from year-end supplement

PEASE & ELLIMAN REALTY TRUST (OTC-PEASS)--Recent price: \$17

The trust offered 1.1M units (1 sh. plus 1 wt. to purchase 1 sh. at 18.50) at \$20 per unit Nov. 22, 1972 thru Weis, Voisin & Co., Inc. The trust is a subordinated land trust whose initial portfolio will consist of 12 land purchase leasebacks, yielding 11.08%, 1 leasehold mortgage loan and 1 shopping center. The trust will invest about \$14.1M in these properties. Holdings are located in 8 states. By type of project, the land purchase/leasebacks will consist of 9 garden apartments (w. 1580 units); 3 shopping centers (w. 722,000 s.f); 1 recreational and resort complex in Mount Snow, Vermont having about 700 acres; 1 office building in New York located at 360 Park Avenue South. Realty Advisors, Inc. is adviser. The advisory fee will amount to 1.2% of invested assets (inc. undisbursed commitments) up to and including \$100M; 1% of assets over \$100M but less than \$200M; 9% of assets over \$200M. The adviser will also receive an incentive fee of 10% of ROE over 8% and 10% of realized long-term capital gains. Pease & Elliman Inc., real estate service company and broker, will be consultant to the trust.(VK)

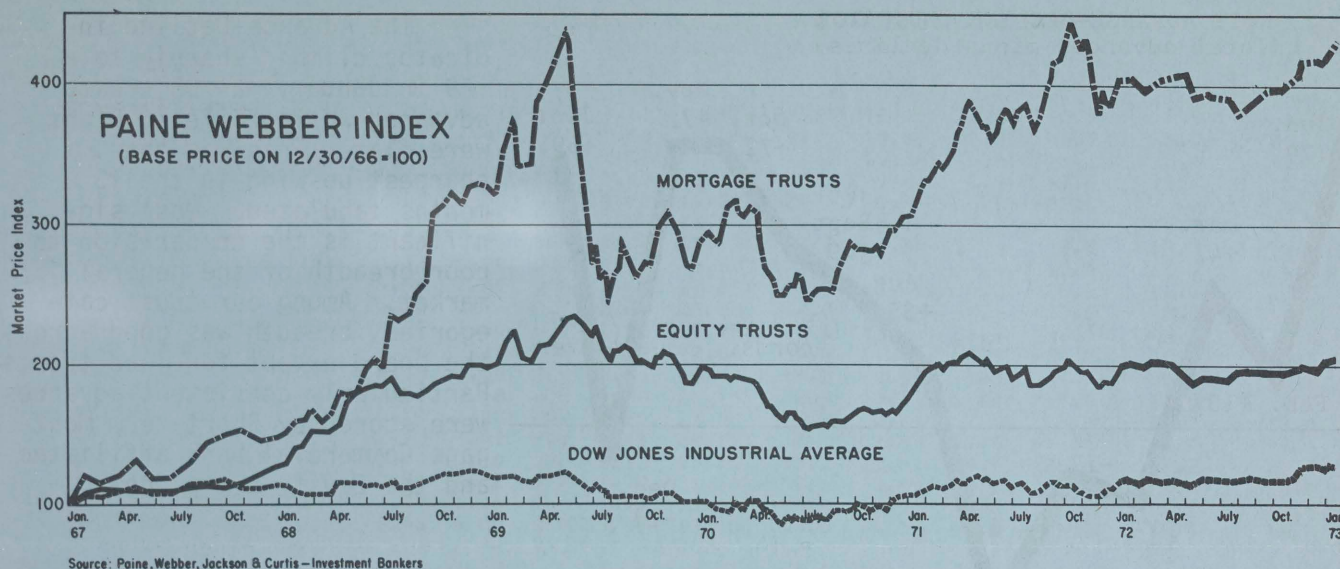
WALTER (JIM) INVESTORS (OTC-WALJS)--Recent price: \$17

Equity & mtg. combination FY ends July 31

RANKING (Data as of 10/72)

					RECENT SHARE RESULTS			
Rank	Assets	Equity	Port.Yield	Capital Ret.	Period	EPS Primary	Cash Fl.	Div.
	108	81	82	110	10/72	\$0.19	\$0.26	\$0.22
Amt.	\$29.2M	\$19.1M	10.55%	5.6%				

Portfolio dynamics: After the first quarter operations, portfolio of \$25.7M is 59% land and buildings; 24% long and intermediate-term mtgs.; 17% constr. loans. Mgmt. estimates that by July '73, mtg. loans will be \$26M (\$21M constr., \$5M long & intermediate) while equity investments will reach \$23M, representing a 91% overall gain. No problems in portfolio. Loss reserve: \$10T or 0.23%. Financing: Capital of \$19.1M is all equity w. 1.04M shares. Debt comes to \$10.0M mtg. & notes. Leverage ratio is 0.52-1. A public financing is possible in the next 6 months. Adviser & expenses: Jim Walter Advisers, Inc. wholly-owned subsidiary of Jim Walter Corp., major building materials producer. Operating expenses were 15.7% of rental income during the first quarter of operation while administrative expenses were 16.2% of rental income. Six month outlook: Shares have speculative appeal based on strong growth in fundings and financial muscle of sponsor. Overhang of 100% due to wts. a negative. Shares have normal risks of new trusts. (VCK)



RATE OF INCREASE IN TRUST DIVIDENDS CONTINUES TO SHOW SIGNS OF SLOWING

REIT dividends are entering the new year *sotto voce* and gains are becoming a bit more labored. The slowing growth rate shows most clearly in our tally of dividends for more mature trusts with over one year of operations. Dividends rose 9.2% from a year ago for this group of 34 trusts, the lowest year-to-year comparison we have yet noted. It compares to an actual gain of 13.9%

for dividends by all older trusts last year (see article, p.2). Withal, the progress of declarations for this group is still heavily weighted on the upside. Our tally:

	Up	Same	Down	Total	% Chng.
Jan.	26	3	5	34	9.2%

The five decliners in this category are *Continental Illinois Realty*, (still not recovered from last June's payout cut), *Fraser Mortgage*, *REIT of America*, *Republic Mortgage* and *General Mortgage*. General is making its last payout as a trust; on Jan. 19 it was converted to an operating company named Goodrich Realty & Development Group, Inc. General came public in December 1968 and is the first of the second-generation trusts to switch to operations.

While year-to-year comparisons are turning soft, dividend payouts remain strong compared to the prior quarter. January declarations were up 22.8% on an annualized basis in our tallies, and the count for the 45 trust declarations (excluding comparisons with initial declarations) shows:

	Up	Same	Down	Total	% Chng.
Jan.	28	13	4	45	22.8%

Decliners were *Capital Mortgage*, *Continental Mortgage*, *Equitable Life Mortgage*, and *Galbreath Mortgage*.

	Record date	-Dividend per share- Latest	per share- previous	--Net Change-- Amt	%	Extra	Year ago
Arlen Property	1/29	\$ 0.43	\$ 0.42	+ .01	+ 2.4	---	0.35
BankAmerica Rlty.	1/12	0.52	0.52	---	NC	---	0.44
Barnett-Winston Inv.	1/31	0.35	0.20*	---	---	---	NO
Cameron-Brown Mtg.	2/5	0.757a	0.67	+ .087	+13.0	---	0.65+
Capital Mtg.	1/19	0.62a	0.624	- .004	- 0.6	---	0.599
Central Mtg.	2/1	0.40	0.35	+ .05	+14.3	---	NO
Chase Manh. Tr.	1/5	1.10	1.05	+ .05	+ 4.5	---	0.85
C.I. Mtg.	1/15	0.19M	0.19	---	NC	---	0.19
C.I. Realty	1/19	0.38	0.36	+ .02	+ 5.6	---	NO
Citinationl Dev.	1/31	0.45	0.45	---	NC	---	0.40
Citizens & So. Rlty.	1/12	0.71	0.68	+ .03	+ 4.4	---	0.58
Clevertust Rlty.	1/31	0.42	0.41	+ .01	+ 2.4	---	0.34
Colwell Mtg.	1/29	0.72	0.70	+ .02	+ 2.9	.05a	0.65
Continental Ill. Prop.	1/2	0.34	0.33	+ .01	+ 3.0	---	NO
Continental Ill. Rlty.	2/1	0.42	0.40	+ .02	+ 5.0	---	0.63
Continental Mtg.	1/15	0.27	0.28	- .01	- 3.6	---	0.23
Denver REI	1/12	0.15	0.15	---	NC	---	0.15
Equitable Mtg.	1/15	0.50	0.53	- .03	- 5.7	0.29	0.46+
First of Denver Mtg.	1/29	0.50	0.49	+ .01	+ 2.0	---	0.435
First Union R.E.	1/19	0.23	0.23	---	NC	---	0.22
First Virginia Mtg.	2/5	0.42	0.30	+ .12	+40.0	---	NO
First Wisconsin Mtg.	2/1	1.00	0.80	+ .20	+25.0	---	0.06
Flatley Rlty.	1/31	0.17	0.16*	---	---	---	NO
Fraser Mtg.	1/5	0.56	0.56	---	NC	---	0.62
Galbreath Mtg.	1/12	0.62	0.66	- .04	- 6.1	---	0.62
General Mtg.	1/15	0.22	0.22	---	NC	---	0.23
GIT Rlty. & Mtg.	1/29	0.30	0.30	---	NC	---	0.30
Great American Mtg.	1/29	0.255M	0.25	+ .005	+ 2.0	---	0.195
Gulf Mtg.	1/17	0.14M	0.14	---	NC	---	0.12
Gulf South Mtg.	1/29	0.606a	0.50	+ .106	+21.2	---	0.147
Hospital Mtg.	12/29	0.50	0.45	+ .05	+11.1	---	NO
Hotel Inv.	1/15	0.51	0.51	---	NC	0.04a	0.45+
Indiana Mtg. & Rlty.	1/30	0.35	0.30*	---	---	---	NO
JMB Realty	1/2	0.40*	NO	---	---	---	NO
Justice Mtg.	1/19	0.55	0.46	+ .09	+19.6	---	NO
KMC Mtg.	1/16	0.31	0.23	+ .08	+34.8	0.12	NO
Larwin Rlty.	2/1	0.31	0.30	+ .01	+ 3.3	---	NO
Lincoln Mtg.	2/2	0.25	0.25	---	NC	---	0.20
Lomas & Nettleton	1/26	0.45c	---	---	---	---	0.82
Mtg. Inv. Wash.	2/1	0.41a	0.388	+ .022	+ 5.7	---	0.36
North Amer. Mtg.	2/1	0.64	0.63	+ .01	+ 1.6	---	0.59
PNB Mtg. & Rlty.	1/29	0.55a	0.54	+ .01	+ 1.9	---	0.50
Palomar Mtg.	1/23	0.38	0.35	+ .03	+ 8.6	0.16	0.35+
REIT of America	1/17	0.35	0.35	---	NC	---	0.35+
Republic Mtg.	2/5	0.45	0.45	---	NC	---	0.45+
Ryan Mtg.	1/31	0.38	0.34	+ .04	+11.8	---	NO
Security Mtg.	1/26	0.34a	0.34	---	NC	---	0.23
State Mutual	1/15	0.62	0.59	+ .03	+ 5.1	---	0.45
Texas First Mtg.	1/31	0.48	0.44	+ .04	+ 9.1	---	0.33
Tri-South Mtg.	1/15	0.70	0.65	+ .05	+ 7.7	---	0.57
U.S. Leasing REI	2/2	0.43	0.43	---	NC	---	0.42
USF Investors	1/31	0.72	0.67	+ .05	+ 7.5	---	0.55
Wells Fargo Mtg.	2/2	0.53	0.51	+ .02	+ 3.9	---	0.42
TOTALS (45 TRUSTS)b		\$22.053	\$20.862	+\$1.191	+ 5.7		

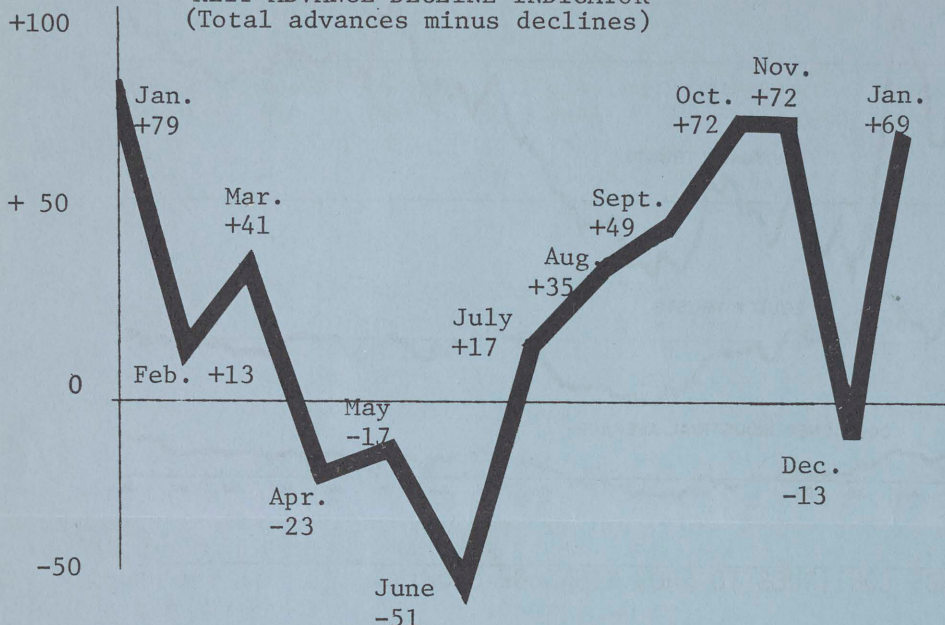
Actual payments on Dividends with Uncertain Amounts at Declaration

	Record date	Dividend	per share	Change	%	Extra	Year ago
Fidelco Growth	12/18	0.86e	0.77	+ .09	+11.7	---	0.80
Mortgage Growth	12/30	0.27	0.26	+ .01	+ 3.8	0.19e	NO
Unionamerica Mtg.	12/26	0.58e	0.58	NC	---	---	0.62

a-On shares when declared, may be lower if additional shares out by ex-dividend date.
b-Excludes initial, monthly and extra declarations. c-Partial payment for quarter, paid 47% prior to share offering; paid 90% in prior qtr. e-Actual amount paid on outstanding shares. *Initial. NC-No change. NO-No operations. M-Monthly.

REIT ADVANCE-DECLINE INDICATOR (Total advances minus declines)

The Advance-Delay indicator climbed sharply to a +69 in January as 95 trusts advanced while 26 fell. Eight were flat. This was the sharpest upswing in the 13 months tabulated. Most significant is the comparison to poor breadth of the general market. Among our trust categories, breadth was good across the board except for land trusts. Particularly consistent advances were scored by Short-term mortgage Commercial bank affiliated and the Equity & mtg. combo.



COMPARATIVE TRUST STATISTICS How to use these statistics--Please read carefully

The data inside are intended to facilitate comparison of relative efficiency of trust management with funds available during the latest period. Every effort has been made to present data for that purpose. Readers should note that the data are historical and not projections of future trends. This holds especially for dividends, which vary with each quarter's earnings for most mortgage trusts and thus are not to be considered in any way as guaranteed yields.

The heart of the comparisons is annualization of current earnings and dividend rates. For mortgage trusts, this is done by multiplying the latest quarter by four without seasonal adjustment. These earnings are adjusted for conversion of debt (i.e., fully diluted) but not for exercise of warrants, as described below. For equity trusts, net cash flow (defined as earnings plus depreciation and non-cash charges minus mortgage amortization) has been used and any known seasonal factors applied. The symbol "#" denotes use of cash flow in the earnings columns. Group averages may be reduced to the extent new trusts are included in any given group.

The number of shares outstanding is the number issued as of the latest balance sheet and is not adjusted for conversion or exercise of warrants. Book value per share however is adjusted for conversion of all convertible debentures. It does not reflect changes for any exercise of warrants.

Four standard comparisons are presented: price changes since the last issue; price/earnings ratios and estimated dividends based upon current market prices; and percentage of market price of book value. All values are positive unless indicated.

The fifth comparison, return on book value, measures management's performance with available funds. Because of the increasing complexity of trust capital structures, the computations are made in the following manner for trusts with these capital structures.

Convertible debentures only: Fully diluted earnings are compared with fully converted book value per share, since funds from convertibles are at work.

Warrants only: Primary earnings per share are compared with book value without assuming warrant exercise, since again this measures funds actually in use. Trusts in this category currently reporting significant differences and their primary and diluted earnings annual rates are listed inside.

Both warrants and convertibles: Fully converted book value is used. Primary earnings are being used because these are closest to converted earnings. Data for these trusts are slightly overstated. Where primary numbers are well above the dividend, the dividend is used and so noted. Trusts in this category are listed below.

Warrants only: American Fletcher, \$2.84 & \$2.56; Barnett, \$2.76 & \$2.16 (Sep); BT, \$2.92 & \$2.64; Cameron Brown, \$3.08 & \$2.36; CI Mtg., \$2.28 & \$1.56; CleveTrust, \$1.64 & \$1.28 (Sep); Continental Ill. Rlty., \$1.60 & \$1.60 (Sep); Cousins Mtg., \$2.16 & \$2.04; Dominion Mtg. \$2.20 & \$1.44; Fidelco, \$3.36 & \$3.05 (Aug); First Memphis, \$1.72 & \$1.44 (Aug); Indiana Mtg. \$1.32 & \$1.20 (Sep); Mortgage Trust Amer., \$2.44 & \$1.76; M&T, \$1.20 & \$1.08; PNB, \$2.24 & \$1.68 (June); Realty Refund & \$2.12 & \$1.80; Security Mtg. \$1.12 & \$1.12; Texas 1st \$1.92 & \$1.68; Unionamerica, \$2.44 & \$1.84; Wells Fargo, \$2.12 & \$1.80 (Sep).

Warrants and Convertibles: Alison, \$3.00 & \$2.56; American Century, \$2.44 & \$2.20; Atico, \$2.44 & \$1.60; Capital, \$2.64 & \$2.24; Citizens & So. \$2.88 & \$2.64; Colwell, \$3.12 & \$2.60; Fidelity, \$3.20 & \$2.92 (Jul); First Pennsylvania, \$2.20 & \$1.92; Galbreath, \$2.64 & \$2.40 (Sep); Great American, \$2.92 & \$2.84; Guardian, \$4.28 & \$3.76; Median, \$1.44 & \$1.20; Midland, \$1.80 & \$1.60; Mortgage Inv. Washington, \$1.60 & \$1.32 (Sep); National Mtg., \$1.40 & \$1.24; Republic \$1.84 & \$1.64; Sutro, \$1.56 & \$1.56 (Sep); Tri-So., \$3.12 & \$2.24.

NAME	EXCH/ SYMBOL	SHARE (000)	BOOK VALUE	EST DIV*	EARNINGS MON ANN*	LAST PRICE	% CHNG	P/E RATIO	EST* YIELD	% PR TO BK	RET ON BK	MKT VA (MIL\$)
EQUITY TRUSTS												
ARLEN PROP#	0-ARLNS	1012	15.30	1.72	DEC 1.76	16.50X	9.2	9.4	10.4	7.8	11.5	16.7
C I REALTY #	0-CIRLS	2609	23.22	1.52	NOV 1.60	19.50X	-0.6	12.2	7.8	-16.0	6.9	50.9
CITIZENS GR#	0-CITGS	811	18.49	1.44	OCT 1.60	17.25	10.4	10.8	8.3	-6.7	8.7	14.0
CON ILL PRO#	0-CILLS	4808	23.71	1.36	JUL 1.32	20.13X	1.1	15.3	6.8	-15.1	5.6	96.8
DENVER RLTY#	0-DENV	1091	9.46	0.60	DEC 0.89	8.75X	3.1	9.8	6.9	-7.5	9.4	9.5
FST FIDELTY#	0-FFITS	866	12.00	0.60	JUL 0.00	9.25	23.3	0.0	6.5	-22.9	0.0	8.0
GENERAL GRO#	0-GGRW	5029	5.50	0.80	SEP 0.84	21.63	0.0	25.7	3.7	293.3	15.3	08.8
GIT REALTY#	0-GRDCS	1179	9.78	1.20	SEP 1.34	11.13X	17.2	8.3	10.8	13.8	13.7	13.1
GOULD INVST#	0-GOULS	1149	7.73	0.80	JUN 0.92	8.50	1.4	9.2	9.4	10.0	11.9	9.8
GREIT RLY#	A-GRT	998	14.94	1.60	JAN 1.68	17.25X	-1.3	10.3	9.3	15.5	11.2	17.2
HUBBARD RET#	N-HRE	4004	23.34	1.52	OCT 2.04	20.88	-2.3	10.2	7.3	-10.5	8.7	93.6
JMB REALTY#	0-JMBRS	510	18.25	1.60	NOV 1.68	18.75X	0.8	11.2	8.5	2.7	9.2	9.6
MUTUAL REIT#	0-MUTRS	1433	6.90	0.17	JUN 0.11	2.88	4.7	26.2	5.9	-58.3	1.6	4.1
NATIONAL RL#	A-NRY	1598	8.65	0.00	SEP 0.00	5.50	15.8	0.0	0.0	-36.4	0.0	8.8
NEW PLAN RLY	0-NPLNS	665	11.61	1.68	JUL 1.58	16.75	8.9	10.6	10.0	44.3	13.6	11.1
PENN REIT#	A-PEI	1319	10.88	1.00	NOV 1.56	13.38	5.9	8.6	7.5	23.0	14.3	17.6
REIT OF AMER	A-REI	1567	21.13	1.40	NOV 1.48	18.75X	9.1	12.7	7.5	-11.3	7.0	29.4
SUMMIT PROP#	0-SMMTS	942	10.09	1.10	JUL 1.13	13.00	-3.7	11.5	8.5	28.8	11.2	12.2
US LSG REI#	A-USE	1348	22.31	1.72	SEP 1.72	21.38	9.6	12.4	8.0	-4.2	7.7	28.8
WASH REIT#	A-WRE	1356	9.37	1.04	SEP 1.04	13.63	4.8	13.1	7.6	-45.5	11.1	18.5
WISC REI FD#	0-WREI	1514	8.96	0.88	SEP 0.92	13.00	4.0	14.1	6.8	45.1	10.3	19.7
GROUP AVG		1705	13.89	1.13		1.20	14.66	5.8	11.5	7.5	16.2	588.2

EQUITY AND MORTGAGE COMBINATION												
AMER REALTY#	A-ARB	2102	8.02	0.80	SEP 0.87	10.63	10.4	12.2	7.5	32.5	10.8	22.3
BERG ENT RG	0-BENTS	1400	9.01	0.00	NEW 0.00	8.38	-5.6	0.0	0.0	-7.0	0.0	11.7
BUILDERS INV	0-BULDS	2480	23.50	2.52	DEC 2.88	29.88	-0.4	10.4	8.4	27.1	12.3	74.1
FIRST UNION#	N-FUR	3631	9.96	0.92	OCT 1.12	12.75X	2.8	11.4	7.2	28.0	11.2	46.3
FLATLEY RLT	0-FLTLS	1000	9.14	0.68	DEC 0.76	7.75	10.7	10.2	8.8	-15.2	8.3	7.8
FRANKLIN RLY	A-FR	997	9.85	0.76	DEC 0.64	8.88	12.7	13.9	8.6	-9.8	6.5	8.9
INCOME MTG#	0-INMRS	995	8.30	0.90	SEP 1.00	11.50	0.0	11.5	7.8	38.6	12.0	11.4
INDIANA M&R	0-INOMS	1150	18.74	1.40	DEC 1.40	24.25	4.3	17.3	5.8	29.4	7.5	27.9
INVESTOR RL#	A-IRT	1579	12.79	1.36	NOV 1.44	16.00	6.7	11.1	8.5	25.1	11.3	25.3
LINCOLN MTG#	0-LNMGs	1148	9.29	1.00	SEP 1.12	10.00	5.3	8.9	10.0	7.6	12.1	11.5
MILLER HEN S	0-HSMTS	560	18.42	1.52	NOV 1.58	19.25	6.9	12.2	7.9	4.5	8.6	10.8
NJB PRIME #	A-NJB	842	19.18	2.16	AUG 2.32	22.88	1.7	9.9	9.4	19.3	12.1	19.3
RIVIERE RLY#	0-RIVI6	783	8.95	0.96	JUN 0.92	10.25	5.1	11.1	9.4	14.5	10.3	8.0
RLTY INCOME	A-RIT	1516	14.23	1.20	OCT 1.00	14.00	10.8	14.0	8.6	-1.6	7.0	21.2
SAUL (BF) REI	0-SAULS	5418	15.21	1.48	SEP 1.56	22.75	0.0	14.6	6.5	49.6	10.3	123.3
US BANCORP#	A-UBT	609	23.73	1.80	NOV 2.20	31.63	6.7	14.4	5.7	33.3	9.3	19.3
US REALTY#	A-UTY	3279	10.43	1.36	SEP 1.40	15.88	4.1	11.3	8.6	52.3	13.4	52.1
WALTER JIM #	0-WALJS	1035	18.43	0.88	OCT 1.04	17.00	3.0	16.3	5.2	-7.8	5.6	17.6
GROUP AVG		1696	13.73	1.21		1.29	16.31	4.7	11.7	7.4	17.8	518.8

SUBORDINATED LAND TRUSTS												
CABOT LAND	N-CFT	2882	20.43	2.20	NOV 2.20	29.38	0.0	13.4	7.5	43.8	10.8	84.7
ICM REALTY	A-ICM	3011	20.75	1.80	NOV 1.80	21.13	-5.0	11.7	8.5	1.8	8.7	63.6
PEASE ELLIMN	0-PEASS	1114	17.91	0.00	NEW 0.00	17.00	-8.1	0.0	0.0	-5.1	0.0	18.9
PROPERTY CAP	A-PCL	2065	13.79	1.64	OCT 1.68	24.25	-3.0	14.4	6.8	75.9	12.2	50.1
GROUP AVG		2268	18.22	1.41		1.42	22.94	-4.0	9.9	5.7	29.1	217.3

SHORT-TERM MTG-MTG BANKER												
ATICO MTG IN	N-ACO	2353	17.79	2.24	OCT 2.44	22.88	3.4	9.4	9.8	28.6	13.7	53.8
BAIRD & WARNR	0-BAIDS	852	19.16	1.96	OCT 1.76	21.25	-0.6	12.1	9.2	10.9	9.2	18.1
BARNES MTG	0-BARNs	1935	18.28	0.00	NEW 0.00	18.00	0.0	0.0	0.0	-1.5	0.0	34.8
CENTRAL MTG	0-CMRTS	775	18.58	1.60	DEC 1.66	19.50	11.4	11.7	8.2	5.0	8.9	15.1
CITIZENS MI	A-CZM	1407	14.10	1.60	SEP 1.50	17.88X	3.7	11.9	8.9	26.8	10.6	25.2
COLWELL MTG	A-CLM	1480	22.10	2.93	DEC 3.28	33.00X	6.8	10.1	8.9	49.3	14.8	48.8
FIRST CONTNL	0-FCRES	1120	9.52	1.28	NOV 1.36	13.50X	3.3	9.9	9.5	41.8	14.3	15.1
FRASER MTG I	0-FRASS	1038	17.01	2.24	NOV 2.24	22.25X	4.9	9.9	10.1	30.8	13.2	23.1
GALBREATH FM	0-GALBS	1025	24.61	2.48	DEC 2.48	27.50X	-7.0	11.1	9.0	11.7	10.1	28.2
GUARDIAN MI	N-GMI	2234	28.35	4.10	NOV 4.28	45.00X	-3.2	10.5	9.1	58.7	15.1	100.5
GULF SO MTG	0-GSMIS	760	18.65	2.42	DEC 2.32	22.50X	13.4	9.7	10.8	20.6	12.4	17.1
HAMILTON INV	0-HAMTS	1445	18.57	1.60	SEP 1.64	20.38	6.5	12.4	7.9	9.7	8.8	29.4
HEITMAN MTG	A-HTM	2338	11.69	1.28	SEP 1.20	14.00	-4.3	11.7	9.1	19.8	10.3	32.7
JUSTICE MTG	0-JUSTS	1076	18.55	2.20	DEC 2.20	25.88X	5.7	11.8	8.5	39.5	11.9	27.8
KMC MTG IN	0-KMTGS	1100	13.84	1.24	NOV 1.24	13.00X	16.8	10.5	9.5	-6.1	9.0	14.3
LARWIN MTG I	N-LWN	2005	18.59	2.68	DEC 2.76	32.75	6.5	11.9	8.2	76.2	14.8	65.7
LOMAS & NTLN	N-LOM	3700	29.44	3.68	DEC 3.68	52.00X	1.4	14.1	7.1	76.6	12.5	192.4
M&T MTG INV	0-MTMIS	1482	10.26	1.16	NOV 1.20	12.50	-2.0	10.4	9.3	21.8	11.7	18.5
MIDLAND MTG	N-MMT	1884	12.95	1.80	DEC 1.80	18.25X	3.1	10.1	9.9	40.9	13.9	34.4
NATIONAL MTG	0-NMTGS	2105	10.66	1.40	NOV 1.40	14.88	2.6	10.6	9.4	39.6	13.1	31.3
NO AMER MTG@	N-NAM	4263	14.23	2.56	SEP 2.52	33.88	-0.7	13.4	7.6	138.1	17.7	144.4
PALOMAR MTG	A-PMI	1812	13.32	1.68	NOV 1.68	17.38X	7.8	10.3	9.7	30.5	12.6	31.5
SUTRO MTG IN	N-SUT	2309	17.02	1.60	DEC 1.60	18.00X	-0.5	11.3	8.9	5.8	9.4	41.6
TEXAS 1ST MT	0-TFMRS	1055	18.63	1.92	DEC 1.92	21.63	10.2	11.3	8.9	16.1	10.3	22.8
GROUP AVG		1731	17.33	1.99		2.01	23.24	3.7	10.7	8.6	33.0	1066.6

#CASH FLOW

NAME	EXCH/ SYMBOL	SHARE (000)	BOOK VALUE	EST DIV*	EARNINGS MON ANN*	LAST PRICE	% CHNG	P/E RATIO	EST* YIELD	% PR TO BK	RET ON BK	MKT VA (MIL\$)
SHORT-TERM MTG-INDEPENDENT												
ASSOC MTG IN	A-AMY	1339	22.00	2.40	SEP 2.52	23.88	-2.1	9.5	10.1	8.5	11.5	32.0
CAPITAL MI	O-CMORS	1441	23.90	2.48	DEC 2.64	26.75	-2.7	10.1	9.3	11.9	11.0	38.5
CONTNTL MTG	N-CMI	16931	9.67	1.08	DEC 1.08	13.13X	4.0	12.2	8.2	35.8	11.2	222.3
FIRST MTG IN	N-FIM	6776	15.79	2.28	OCT 2.24	27.63	3.3	12.3	8.3	75.0	14.2	187.2
MTG INV WASH	O-MINVS	1207	14.05	1.64	DEC 1.68	18.38	2.1	10.9	8.9	30.8	12.0	22.2
REPUBLIC MI	N-RMI	2094	18.47	1.85	SEP 1.84	19.63	7.6	10.7	9.4	6.3	10.0	41.1
WESTERN MI	O-WMTGS	1000	8.96	0.76	NOV 0.76	9.25	7.2	12.2	8.2	3.2	8.5	9.3
GROUP AVG		4398	16.12	1.78		19.81	2.8	11.1	8.9	24.5	11.2	552.6

SHORT-TERM MTG-COMCL BANK												
AMER FLETCHER	A-AFM	1300	24.88	2.68	OCT 2.84	30.13	0.4	10.6	8.9	21.1	11.4	39.2
BARNETT MTG	N-BMT	1707	21.76	2.52	DEC 2.80	30.00	4.3	10.7	8.4	37.9	12.9	51.2
CAMERON-BRW	O-CMRNS	1876	24.14	3.02	DEC 3.08	32.00	1.6	10.4	9.4	32.6	12.8	60.0
CHASE MAN MT	N-CMR	4437	30.49	5.08	NOV 4.76	67.25X	7.8	14.1	7.6	120.6	15.6	298.4
CITINATL DEV	O-CITI6	600	18.75	1.80	DEC 1.92	18.00	5.9	9.4	10.0	-4.0	10.2	10.8
CITZNS&SO RL	N-CZS	3602	21.95	2.84	DEC 2.88	38.50X	8.2	13.4	7.4	75.4	13.1	138.7
CONT ILL RLY	N-CIR	2796	18.59	1.68	DEC 1.68	24.25	0.0	14.4	6.9	30.4	9.0	67.8
FST DENVR MI	A-FDE	1510	18.56	2.00	DEC 2.00	24.63X	8.1	12.3	8.1	32.7	10.8	37.2
FST PENN MT	N-FPM	2694	20.82	2.16	OCT 2.20	26.25	0.5	11.9	8.2	26.1	10.6	70.7
FST WISCN MI	A-FWM	1260	23.87	3.60	DEC 3.60	44.63	15.9	12.4	8.1	87.0	15.1	56.2
TRI-SOUTH MI	N-TSI	1876	22.21	2.80	DEC 3.12	35.88X	9.6	11.5	7.8	61.5	14.0	67.3
UNIONAM M&EQ	A-UAT	1828	19.24	2.32	NOV 2.44	26.75	0.9	11.0	8.7	39.0	12.7	48.9
WACHOVIA RLY	N-WRI	3335	19.05	2.48	NOV 2.36	32.50X	2.8	13.8	7.6	70.6	12.4	108.4
WELLS FAR MI	N-WFM	3783	18.21	2.12	DEC 2.20	25.88	5.1	11.8	8.2	42.1	12.1	97.9
GROUP AVG		2329	21.61	2.65		32.62	5.1	12.0	8.2	48.1	12.3	1152.7

SHORT-TERM-MISC FINCL												
AMER CENTURY	N-ACT	2557	21.23	2.32	SEP 2.44	25.50	4.1	10.5	9.1	20.1	11.5	65.2
BENEF STD MI	A-BSM	998	22.10	2.60	OCT 2.60	28.00	2.3	10.8	9.3	26.7	11.8	27.9
CI MTG GROUP	N-CI	4084	18.74	2.28	OCT 2.28	24.75X	3.9	10.9	9.2	32.1	12.2	101.1
DOMINION M&R	O-DMRTS	543	9.20	1.76	NOV 2.20	17.50	-10.3	8.0	10.1	90.2	23.9	9.5
FIDELITY MI	N-FID	2887	19.87	3.28	OCT 3.36	36.50	7.4	10.9	9.0	83.7	16.9	105.4
GRT AMER MI	N-GAA	3975	17.14	3.06	OCT 2.92	40.25X	13.6	13.8	7.6	134.8	17.0	160.0
HANOVER SQ R	O-HASQS	649	19.14	1.20	NOV 1.20	21.00X	-3.2	17.5	5.7	9.7	6.3	13.6
IDS RLY TR	O-IDSR	2408	23.59	2.00	OCT 1.88	24.00	-1.0	12.8	8.3	1.7	8.0	57.8
MTG TRUST AM	N-MT	3486	19.22	2.32	NOV 2.44	22.75X	-1.3	9.3	10.2	18.4	12.7	79.3
USF INVESTRS	O-USFNS	2500	22.95	2.88	DEC 2.88	27.88	10.4	9.7	10.3	21.5	12.5	69.7
GROUP AVG		2409	19.32	2.37		26.81	2.6	11.4	8.9	43.9	13.3	689.5

INTERMEDIATE-TERM MORTGAGES												
ALISON MTG I	A-AMG	2026	20.71	2.92	OCT 3.00	30.25	1.7	10.1	9.7	46.1	14.5	61.3
DIVERSIFD MI	N-DMG	7299	20.05	2.80	SEP 2.76	28.25X	0.2	10.2	9.9	40.9	13.8	206.2
FST VIRGINIA	O-FVMTS	1208	22.95	1.68	DEC 1.76	26.13	11.2	14.8	6.4	13.9	7.7	31.6
LARWIN RLY	A-LRM	3610	18.61	1.24	NOV 1.24	16.25	2.3	13.1	7.6	-12.7	6.7	58.7
MEDIAN MTG I	O-MDMIS	2091	10.19	1.32	OCT 1.32	14.50	0.0	11.0	9.1	42.3	13.0	30.3
RLY REFUND	A-RRF	1032	18.52	2.12	OCT 2.12	22.88	5.8	10.8	9.3	23.5	11.4	23.6
SECURITY MTG	A-SMO	6771	10.39	1.36	DEC 1.32	14.00X	1.5	10.6	9.7	34.7	12.7	94.8
GROUP AVG		3434	17.35	1.92		21.75	3.2	11.5	8.8	27.0	11.4	506.5

LONG-TERM MTG & EQUITIES												
BANKAM RLY	O-BRLTS	3436	19.19	2.12	OCT 2.08	31.63X	5.8	15.2	6.7	64.8	10.8	108.7
BARNET-WINST	O-BWITS	1660	18.44	1.40	DEC 1.40	22.00	15.8	15.7	6.4	19.3	7.6	36.5
BT MTG INVTR	A-BTM	1955	12.37	2.64	DEC 2.92	31.88	-0.8	10.9	8.3	157.7	23.6	62.3
CLEVELTRST RL	O-CTRIS	2518	18.62	1.68	DEC 1.68	22.00	6.0	13.1	7.6	18.2	9.0	55.4
CON GEN M&R#	N-CGM	5560	23.29	1.76	DEC 2.00	25.50	-5.1	12.8	6.9	9.5	8.6	141.8
COUSINS M&EQ	N-CUZ	2317	17.99	2.16	NOV 2.16	30.38	5.2	14.1	7.1	68.9	12.0	70.4
EQUIT LF MTG	N-EQ	5457	24.46	2.29	OCT 2.16	28.00X	3.3	13.0	8.2	14.5	8.8	152.8
FIDELCO GROW	A-FGI	1535	25.66	3.44	NOV 3.68	43.75	5.1	11.9	7.9	70.5	14.3	67.2
FST MEMPHIS	O-FMEMS	1164	18.11	1.84	NOV 1.84	21.50X	0.5	11.7	8.6	18.7	10.2	25.0
GULF MTG&RLY	A-GMR	2210	18.21	1.68	NOV 1.54	20.63X	1.9	13.4	8.1	13.3	8.5	45.6
HNC MTG&RLY	O-HNCMS	2006	20.03	1.84	OCT 1.88	24.50	7.1	13.0	7.5	22.3	9.4	49.1
HOSPITAL INV	O-HOSPS	1260	18.53	1.52	NOV 1.52	15.88X	5.7	10.4	9.6	-14.3	8.2	20.0
HOSPITAL MTG	A-HMG	1178	23.17	2.00	NOV 2.04	21.75X	-1.1	10.7	9.2	-6.1	8.8	25.6
HOTEL INVSTR	A-HOT	1194	20.66	2.04	NOV 2.00	24.75X	1.2	12.4	8.2	19.8	9.7	29.6
INSTITUTNAL	O-ININS	6074	13.56	1.60	OCT 1.52	18.00	0.0	11.8	8.9	32.7	11.2	109.3
MASSMUT MTG	N-MML	4603	23.80	2.00	OCT 1.92	27.75	-0.9	14.5	7.2	16.6	8.1	127.7
MONY MTG INV	N-MYM	8653	9.94	1.08	NOV 1.12	14.38	3.6	12.8	7.5	44.7	11.3	124.4
MTG GROWTH I	A-MTG	1215	12.73	1.08	AUG 1.04	15.50X	0.5	14.9	7.0	21.8	8.2	18.8
NOWSTRN FINC	O-NFINS	1510	18.47	1.16	OCT 1.38	19.25	12.4	13.9	6.0	4.2	7.5	29.1
NOWSTRN MUTL	N-NML	4535	19.40	1.84	DEC 1.80	26.00X	0.3	14.4	7.1	34.0	9.3	117.9
OLD STONE M#	O-OSMRS	541	13.17	1.20	DEC 1.32	14.75X	3.8	11.2	8.1	12.0	10.0	8.0
PNB MTG &RLY	A-PNI	1992	18.87	2.20	SEP 2.28	26.38X	6.7	11.6	8.3	39.8	12.1	52.5
RAM PACIFIC	O-RPACS	1296	19.24	1.64	NOV 1.68	20.50X	6.5	12.2	8.0	6.5	8.7	26.6
STATE MUTUAL	N-SMU	2673	19.41	2.48	DEC 2.76	26.50X	3.3	9.6	9.4	36.5	14.2	70.8
GROUP AVG		2773	18.64	1.86		23.88	3.6	12.7	7.8	30.2	10.4	1575.1

WARRANTS

NAME	EXCH/ SYMBOL	EXP DATE	OUT (000)	EXER PRICE	NO. SH.	WTS PRICE	STK PRICE	CONV PREM	% CHG	MKT VA (MIL\$)
ALISON MTG	O-ALISS	12/75	81	19.00	1.0	10.75	30.25	-1.7	7.5	0.9
ALISON MTG*B	O-ALISW	12/76	400	27.50	1.0	4.38	30.25	5.4	34.8	1.8
AMER CENTURY	A-ACTW	6/75	899	23.00	1.0	3.13	25.50	2.5	-7.4	2.8
AMER FLECHER	A-AFMW	1/75	540	25.00	1.0	4.88	30.13	-0.8	0.0	2.6
AMER REALTY	A-ARBW	9/76	1000	9.63	1.0	2.00	10.63	9.4	14.3	2.0
ASSOC MTG IN	O-ASMGW	12/73	100	28.25	1.0	0.50	23.88	20.4	0.0	0.0
ATICO MTG IN	A-ACOW	12/74	856	15.00	1.0	7.63	22.88	-1.1	10.9	6.5
ATICO MTG(B)	O-ATICS	4/76	359	21.00	1.0	2.75	22.88	3.8	10.0	1.0
BARNES MTG	O-BARNW	12/77	1935	20.00	1.0	3.00	18.00	27.8	0.0	5.8
BARNETT MTG	O-BMTRW	4/80	1007	20.00	1.0	9.75	30.00	-0.8	11.4	9.8
BARNITT-WINST	O-BWITW	7/77	1660	20.00	1.0	3.25	22.00	5.7	12.8	5.4
BENEF STD (B	O-BSMB5	3/77	285	27.75	1.0	2.75	28.00	8.9	-12.1	0.8
BENEF STD MT	A-BSMW	7/75	682	20.00	1.0	7.75	28.00	-0.9	8.7	5.3
BERG ENT RG	O-BENTW	11/77	1400	10.00	1.0	1.38	8.38	35.8	22.1	1.9
BT MTG INV	O-BTMGW	1/77	598	24.00	1.0	7.75	31.88	-0.4	3.3	4.6
BUILDER IN	O-BULDW	12/76	2480	25.00	1.0	6.88	29.88	6.7	3.8	17.1
CAMERON-BRWN	O-CMRNW	11/76	1656	25.00	1.0	7.13	32.00	0.4	5.6	11.8
CAPITAL MTG	O-CMORW	11/74	630	20.00	1.0	6.88	26.75	0.5	-9.8	4.3
CENTRAL MTG	O-CMRTW	3/77	775	20.00	1.0	2.75	19.50	16.7	37.5	2.1
CI MTG GROUP	A-CI.W	12/74	3332	20.00	1.0	4.50	24.75	-1.0	24.0	15.0
CI REALTY IN	O-CIRLW	3/77	2609	25.00	1.0	1.63	19.50	36.6	-13.3	4.3
CITINATL DEV	O-CITIS	4/75	600	20.00	1.0	0.88	18.00	16.0	0.0	0.5
CITIZENS GRO	O-CITGW	1/77	785	20.00	1.0	1.13	17.25	22.5	50.7	0.9
CITIZENSMTG	A-CZMW	12/74	703	15.00	1.0	3.13	17.88	1.4	13.8	2.2
CITZNS & SO	O-CSRIW	10/75	1008	20.00	0.5	9.00	38.50	-1.3	14.2	9.1
CLEVELTRST RL	O-CTRIW	1/76	2514	20.00	1.0	2.25	22.00	1.1	12.5	5.7
COLWELL M(B	O-CLWLW	9/73	300	29.38	1.0	4.00	33.00	1.2	-5.9	1.2
COLWELL MTG	A-CLMW	12/74	676	20.00	1.0	12.75	33.00	-0.8	13.3	8.6
CONT ILL RLY	O-CONIS	4/74	180	20.00	1.0	4.50	24.25	1.0	5.9	0.8
COUSINS MTG	A-CUZW	2/77	750	24.63	1.0	5.75	30.38	0.0	27.8	4.3
DENVER REIA	O-DENV5	5/76	165	11.00	1.0	1.00	8.75	37.1	13.6	0.2
DOMINION (B)	O-DMRT5	10/87	550	17.75	1.0	3.88	17.50	23.6	-24.4	2.1
DOMINION M&R	O-DMRTW	6/76	495	12.00	1.0	6.00	17.50	2.9	-22.6	3.0
FIDELCO GROW	A-FGIW	9/75	293	25.00	1.0	18.88	43.75	0.3	17.0	5.5
FIDELITY MTG	O-FIDES	3/79	173	22.25	1.0	13.75	36.50	-1.4	14.6	2.4
FIR MEMPHIS	O-FMEMW	2/75	1136	20.00	1.0	2.25	21.50	3.5	-10.0	2.6
FIRST DENVER	A-FDEW	10/75	1510	20.00	1.0	4.38	24.63	-1.0	25.1	6.6
FIRST PEN(B)	O-FPMTZ	9/75	540	28.25	0.5	0.93	26.25	14.7	-7.0	0.5
FIRST PENN	O-FPMTW	7/74	1833	20.00	0.5	3.00	26.25	-1.0	9.1	5.5
FIRST UNION	O-FUREW	12/76	600	12.75	1.0	1.25	12.75	9.8	0.0	0.8
FIRST VA MTG	O-FVMTW	5/77	1208	25.00	1.0	3.13	26.13	7.7	39.1	3.8
FLATLEY RLT	O-FLTLW	5/75	1000	10.00	1.0	1.00	7.75	41.9	0.0	1.0
GALBREATH FM	O-GALBW	1/73	654	30.00	1.0	1.25	27.50	13.6	-28.6	0.8
GRT AMER MI	O-GAMIW	11/75	38	20.00	2.0	39.00	40.25	-1.9	9.9	1.5
GUARDIAN MI	A-GMIW	5/76	567	37.00	1.0	9.50	45.00	3.3	-15.6	5.4
GULF MTG&RLY	A-GMRW	3/76	2210	20.00	1.0	2.75	20.63	10.3	-4.5	6.1
GULF SO MTG	O-GSMIW	2/77	760	20.00	1.0	3.63	23.00	2.7	38.0	2.8
HAMILTON INV	O-HAMTW	7/76	1444	20.00	1.0	2.75	20.38	11.6	29.1	4.0
HOSPITAL INV	O-HOSPW	8/76	1260	20.00	1.0	2.13	15.88	39.4	42.0	2.7
HOSPITAL MTG	A-HMGW	2/77	1178	25.00	1.0	2.63	21.75	27.0	0.0	3.1
IDS RLT Y TR	O-IDSRW	2/77	2408	25.00	0.5	1.75	24.00	18.8	16.7	4.2
INCOME MTG	O-INNRW	6/77	500	10.00	1.0	1.50	11.50	0.0	0.0	0.8
INDIANA M&R	O-INDMW	6/77	575	20.00	0.5	3.00	24.25	7.2	9.1	1.7
JMR REALTY	O-JMBRW	8/77	510	20.00	1.0	1.75	18.75	16.0	-12.5	0.9
JUSTICE MTG	O-JUSTW	1/76	1050	20.00	1.0	6.50	25.88	2.4	10.5	6.8
KMC MTG IN	O-KMTGW	12/76	1100	15.00	1.0	1.25	13.00	25.0	42.0	1.4
LARWIN MTG	O-LWN5	4/77	700	32.00	1.0	2.38	32.75	5.0	-9.5	1.7
LARWIN RLT Y	A-LRMW	12/76	3610	20.00	1.0	1.75	16.25	33.8	7.4	6.3
M&T MTG INV	O-MTMIZ	8/75	748	13.00	1.0	1.38	12.50	15.0	-15.3	1.0
MEDIAN MTG I	O-MDMIW	9/76	1237	12.50	1.0	3.50	14.50	10.3	7.7	4.3
MIDLAND MTG	O-MIDMW	9/74	386	12.50	1.0	5.25	18.25	-2.7	7.6	2.0
MTG INV WASH	O-MINWV	3/75	1010	15.00	1.0	3.38	18.38	0.0	8.0	3.4
MTG TRUST AM	O-MORTW	11/74	2856	19.00	1.0	3.50	22.75	-1.1	-15.3	10.0
NATIONAL MTG	O-NMTGW	3/79	315	10.00	1.0	4.88	14.88	0.0	8.4	1.5
NO AMER MTG	O-NOAM5	12/74	287	24.00	1.0	9.38	33.88	-1.5	-3.8	2.7
NORTH AM MTG	A-NAMR5	3/79	720	31.13	1.0	4.88	33.88	6.3	-2.4	3.5
NOWSTRN FINC	O-NFINW	11/77	1510	20.00	1.0	3.38	19.25	21.5	58.7	5.1
OLD STONE MT	O-OSMRW	3/77	600	16.00	1.0	1.13	14.75	16.1	13.0	0.7
PALOMAR MTG	A-PMIW	3/77	604	16.50	1.0	2.13	17.38	7.2	6.5	1.3
PEASE ELLIMN	O-PEASW	11/77	1113	18.50	1.0	2.25	17.00	22.1	50.0	2.5
PNB MTG&RLTY	A-PNIW	12/74	1665	20.00	1.0	6.13	26.38	-0.9	22.6	10.2
REPUBLIC MI	A-RMIW	6/74	1064	20.00	1.0	1.88	19.63	11.5	15.3	2.0
RLTY REFUND	O-RREFW	6/74	1026	20.00	1.0	2.75	22.88	-0.6	0.0	2.8
SECURITY MTG	A-SMOW	5/79	3162	16.00	1.0	2.13	14.00	29.5	-10.5	6.7
SUTRO MIT(B)	A-SUTW	6/77	700	20.00	1.0	2.25	18.00	23.6	-5.5	1.6
SUTRO MTG IN	O-SUTR5	4/74	299	20.00	1.0	1.75	18.00	20.8	7.4	0.5
TEXAS 1ST MT	O-TFMRW	6/76	1055	20.00	1.0	3.25	21.63	7.5	36.6	3.4
TRI-SOUTH MI	O-TSMGW	12/74	665	20.00	0.5	7.75	35.88	-1.1	19.2	5.2
UNIONAM M&EQ	A-UATW	12/74	682	20.00	1.0	6.50	26.75	-0.9	-3.7	4.4
US LSG REI	A-USEW	12/74	1348	25.00	1.0	2.50	21.38	28.6	25.0	3.4
USF INVESTRS	O-USFNW	6/75	2500	25.00	1.0	3.63	27.88	2.7	26.0	9.1
WALTER JIM	O-WALJW	7/77	1035	18.50	1.0	2.75	17.00	25.0	22.2	2.8
WELLS FARGO	O-WELLW	7/74	3714	20.00	0.5	2.63	25.88	-2.4	16.9	9.8

CONVERTIBLE DEBENTURES

DEBENTURE	EX	MAT	INT (%)	CONV AT	RECENT PRICE	YIELD (%)	% CHNG
ALISON MTG	AS	'91	6.75	27.50	107.63	6.3	0.6
AMER CENTURY	AS	'90	7.00	21.00	117.00	6.0	-0.8
AMER CENTY'B	NY	'91	6.75	28.00	88.50	7.6	1.6
AMER REALTY	OC	'84	7.00	10.75	94.00	7.4	3.3
BAIRD&WARNER	OC	'91	6.75	21.00	99.00	6.8	-1.0
BANKAMERICA	OC	'90	6.75	21.00	149.00	4.5	7.2
BENEF STD MI	AS	'91	6.50	27.75	98.63	6.6	1.4
CABOT CF LND	AS	'91	6.75	21.00	134.00	5.0	0.0
CAPITAL MTG	OC	'91	6.50	33.00	84.00	7.7	2.4
CHASE MANHTN	NY	'96	6.50	55.00	121.50	5.3	7.3
COLWELL MTG	OC	'91	6.50	29.38	107.00	6.1	0.0
CONN GENERAL	NY	'96	6.00	32.50	83.50	7.2	-1.2
CONTNTL MTG	NY	'90	6.25	22.25	80.38	7.8	-0.8
DIVERSIFD MT	OC	'89	6.50	23.00	118.00	5.5	-5.6
EQUITBL LF M	NY	'90	6.75	26.25	114.00	5.9	6.5
FIDELITY MI	AS	'85	7.75	21.25	168.00	4.6	4.3
FIRST PENN M	OC	'91	6.75	26.00	94.00	7.2	-6.0
FIRST UNION	NY	'91	7.00	13.00	92.75	7.5	-1.3
FRANKLIN RLY	AS	'89	7.00	10.00	88.50	7.9	6.6
GALBREATH	OC	'91	7.00	28.50	94.00	7.4	-10.5
GRT AMER MI	OC	'91	7.00	35.50	109.00	6.4	9.0
HANOVER SQ R	OC	'92	7.25	21.00	98.00	7.4	-4.9
HEITMAN MTG	AS	'92	7.50	14.70	96.00	7.8	-3.0
HNC MTG	OC	'91	6.75	21.00	116.00	5.8	4.0
HOTEL INVSTR	OC	'90	7.75	21.00	115.00	6.7	-2.5
HOTEL INVTRS	OC	'91	7.50	25.25	94.00	8.0	-2.1
LINCOLN MTG	OC	'90	8.00	11.00	91.00	8.8	-2.2
MASSMUTL MTG	NY	'90	6.75	21.00	129.00	5.2	-0.8
MASSMUTUAL M	NY	'91	6.25	33.50	89.50	7.0	-1.6
MEDIAN MORTG	OC	'92	7.50	13.50	106.00	7.1	-1.9
MEDIAN MTG I	OC	'90	7.50	10.00	145.00	5.2	0.7
MIDLAND MTG	OC	'86	7.00	16.67	105.00	6.7	2.9
MONY MTGIN	NY	'90	7.00	11.00	128.00	5.5	5.2
MTG INV WASH	OC	'90	8.00	15.00	115.00	7.0	0.0
NATIONAL MTG	OC	'91	7.00	12.00	121.00	5.8	0.8
NJB PRIME	AS	'91	6.75	21.00	104.00	6.5	0.0
NOWSTRN MUTL	NY	'91	6.00	21.00	124.50	4.8	0.0
OLD STONE MT	OC	'87	6.88	15.00	95.00	7.2	1.1
RAM PACIFIC	OC	'91	6.75	21.00	95.50	7.1	3.8
REALTY INCOM	AS	'91	8.00	16.50	92.75	8.6	-0.8
REPUBLIC MI	NY	'90	7.25	19.00	100.00	7.2	2.0
SAUL (BF) RL	OC	'91	6.50	23.00	98.00	6.6	0.0
SAUL (BF) REI	OC	'90	8.00	15.50	140.00	5.7	1.4
STATE MUTUAL	AS	'91	6.75	21.00	123.13	5.5	0.1
SUTRO MIT	NY	'82	6.75	20.00	85.00	7.9	-1.2
SUTRO MTG	AS	'91	6.75	20.00	88.00	7.7	-4.9
TRI-SOUTH MI	NY	'92	7.00	29.50	119.00	5.9	5.3
US BANCORP	AS	'92	7.00	26.25	115.75	6.0	4.3
US REALTY IN	AS	'89	5.75	20.20	75.25	7.6	1.7

*ANNUALIZED-QUARTER MULTIPLIED BY FOUR. #CASH FLOW. X-EX DIVIDEND. @-CASH FLOW INCLUDING DEBT DISCOUNT AMORTIZATION. GROSS CASH FLOW USED FOR U.S. BANCORP, DENVER REALTY AND LINCOLN. DIVIDEND USED IN PLACE OF EARNINGS FOR MEDIAN, AND BENEFICIAL STAND. SYMBOLS SHOWN ARE TICKER SYMBOLS FOR LISTED ISSUES AND NASDAQ SYMBOLS WHERE AVAILABLE. ALL OTHERS ARE FOR COMPUTER IDENTIFICATION.